

COMMUTER RAIL CORRIDOR VISIONING



Neighborhood
Planning for the
Tremont/Essex
Street Corridor

Presentation will cover:

- What is transit oriented development (TOD)?
- What are the benefits of TOD?
- Characteristics of the Corridor



The role of TOD in the region



What is transit oriented development?

A type of development that includes a mixture of housing, office, retail, and other amenities integrated into a walkable neighborhood and located within a half-mile of quality public transportation.

- *Reconnecting America*



Haverhill



Newton



Chelsea



Boston

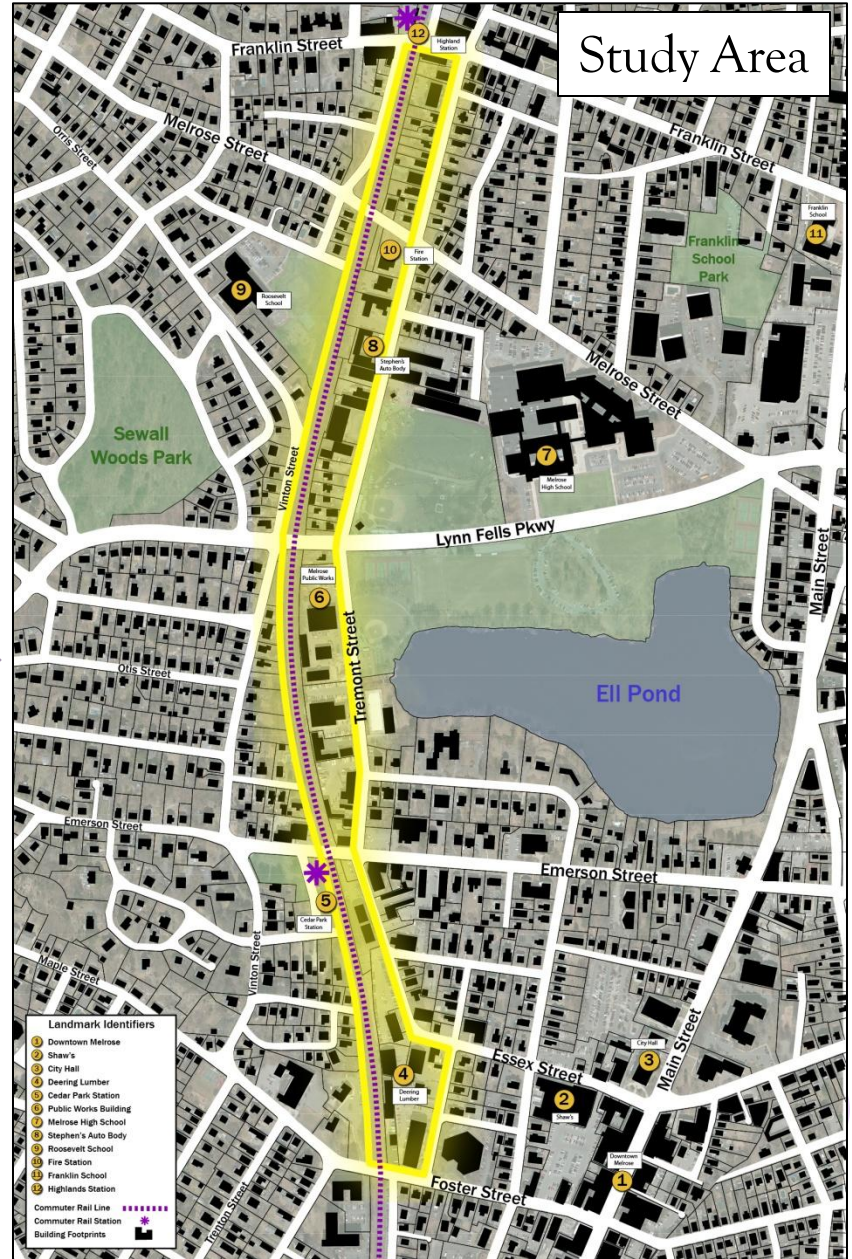


Focus areas for Melrose

Half-Mile Area



Study Area



What are the benefits of TOD?



Decreased transportation costs



Increased access to jobs and economic opportunity



Reduced driving results in less congestion and environmental benefits



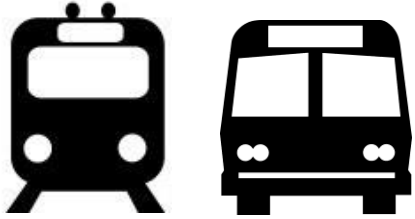
Added value to the neighborhood from new development



Increased transit ridership and revenue for the MBTA



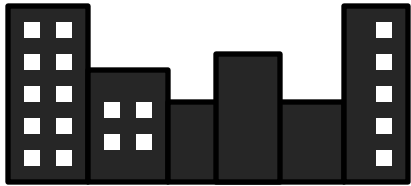
TOD and Melrose



T – availability, quality, and use of transit



O – demographic make-up of the area



D – characteristics of development in the area



The T - Transit

What improvements could be made to create better access to transit?

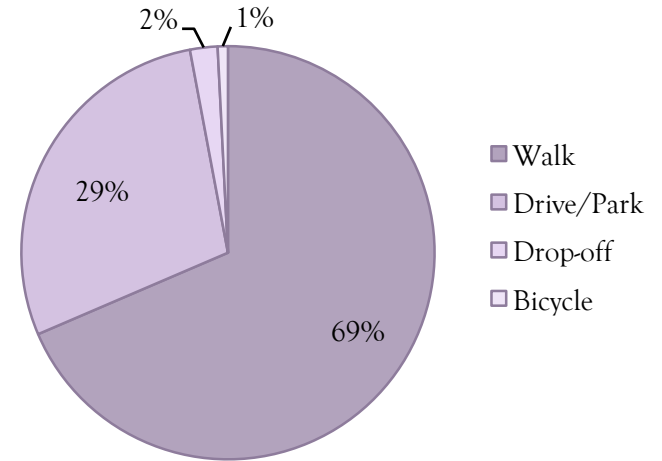
Commute Modes:

Drive Alone - 77%

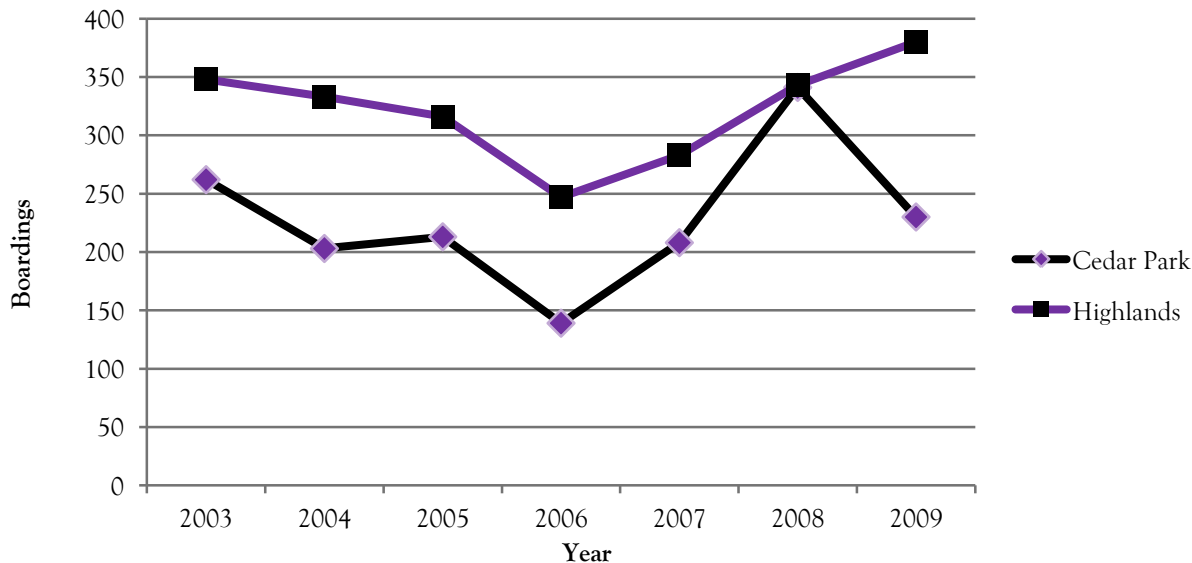
Transit - 16%

Walk/Bike - 3%

Station Access by Mode - Cedar Park and Highlands



Average Weekday Inbound Boardings by Station by Year



The **O** – Oriented to the People

Who makes up core transit users?

Transit Dependent

14% of households don't have access to a vehicle

Renters

43% of all housing units are renter occupied

Lower-Income Households

23% of households make less than \$25,000 per year. **39%** make less than \$50,000 per year.

Diverse Populations

More likely to use public transit. (Simpson Diversity Index Rating .20 for the station area)

The D - Development Characteristics

How can new development add to the vibrancy of the Corridor?

Walkability (WalkScore®)

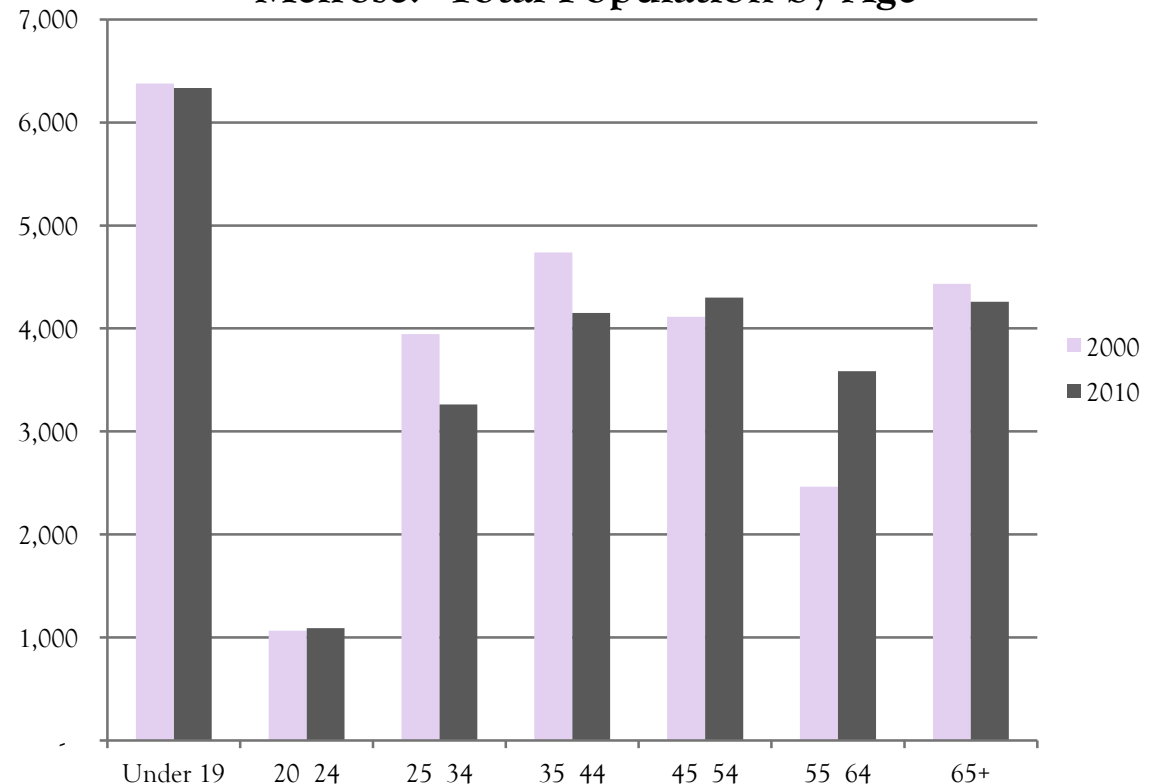
Cedar Park (82 out of 100)

Highlands (68 out of 100)



Potential Housing Needs

Melrose: Total Population by Age




Group Discussions

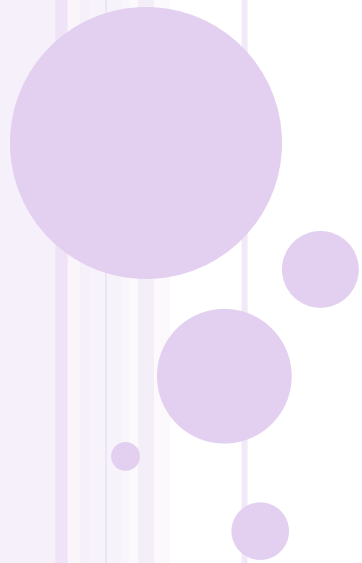
- 60 minutes to cover four questions
- Each group has a facilitator to guide the discussion
- Need one volunteer note taker and one volunteer to report out
- Report out will consist of one theme or big idea that came from your group's discussion



Discussion Questions

1. What do you value most about this Corridor and the adjacent neighborhoods?
 2. Given the housing needs of the community, where are the best opportunities for adding housing along the Corridor?
 3. What types of businesses could be supported through improved access by walking, biking and transit in and around the Corridor?
 4. What improvements could be made to better connect the surrounding neighborhoods to the Corridor and the Downtown?
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Meeting Evaluation



THANK YOU FOR YOUR
PARTICIPATION!

NEXT MEETING:
SUMMER 2013, STAY TUNED!

Additional information can be found at:

www.mapc.org/melrosetod